

MEMORANDUM

SOUTH CREEK WEST PRECINCT 5 – AVERAGE LOT SIZE

To: Paul Hourigan – Always Consultancy
From: Design+Planning
Date: 04/05/2026
Our Ref: AWCCO REZ_SCW Precinct 5_Average Lot Size

This memorandum has been prepared by Design+Planning in response to matters raised during the Gateway review of the Planning Proposal for land known as South Creek West, Part Sub-Precinct 5, Cobbitty. Specifically, it clarifies the basis for, and rationale behind, the difference in average lot size assumptions presented in the original Planning Proposal compared with those submitted as part of the Gateway review process.

Original Planning Proposal

The average lot sizes originally presented for each residential density band were derived through professional planning judgement, informed by Design+Planning's experience delivering subdivision outcomes across the South West Growth Area and comparable NSW greenfield precincts. These assumptions reflected an anticipated product mix, market response and subdivision efficiency typically resolved at the detailed design (DA) stage, rather than a mechanical averaging of theoretical minimum and maximum lot outcomes.

Accordingly, the original averages were intended to represent a realistic planning assumption aligned with typical subdivision design practice, rather than a fixed or prescriptive outcome.

Housing Type	Density Range (dw/ha)	Average Lot Size (sqm)
Environmental Living	10	1,008
Low Density Residential Band 1	10 – 20	500
Low Density Residential Band 2	20 – 25	400
Medium Density Residential Band 2	25 - 35	310

Gateway Review Submission

In response to the Gateway review, the average lot sizes were recalculated using a transparent and purely numerical methodology. This approach involved calculating the average Net Developable Area (NDA) per lot at both the lower and upper thresholds of each density band, incorporating the following consistent assumptions:

- 16 m local road reserve, based on half-road land take;
- 7 m rear laneway allocation for medium density lots (where applicable);
- Nominal 30 m lot depth across all density bands.

The revised averages represent a direct mathematical outcome of these fixed parameters and do not seek to reflect subdivision efficiencies, variation in lot geometry, tapering, or product mix that would ordinarily occur through detailed subdivision design.

Housing Type	Density Range (dw/ha)	Average Lot Size (sqm)
Environmental Living	10	1,008
Low Density Residential Band 1	10 – 20	500
Low Density Residential Band 2	20 – 25	350
Medium Density Residential Band 2	25 - 35	250

Planning Implications

The revised average lot sizes submitted at Gateway do not alter the proposed density bands, built form intent or strategic dwelling yield envisaged for the Cobbitty development. Rather, they reflect a transparent and purely numeric calculation method adopted for the purposes of Gateway assessment and review consistency.

Importantly, the differences between the original and revised average lot sizes arise from methodology alone, rather than any change in planning intent, subdivision structure or development outcomes.

Should you require any further clarification on the assumptions outlined above, please do not hesitate to contact the undersigned.

Yours faithfully

DESIGN+PLANNING



DEAN GOLDING
ASSOCIATE